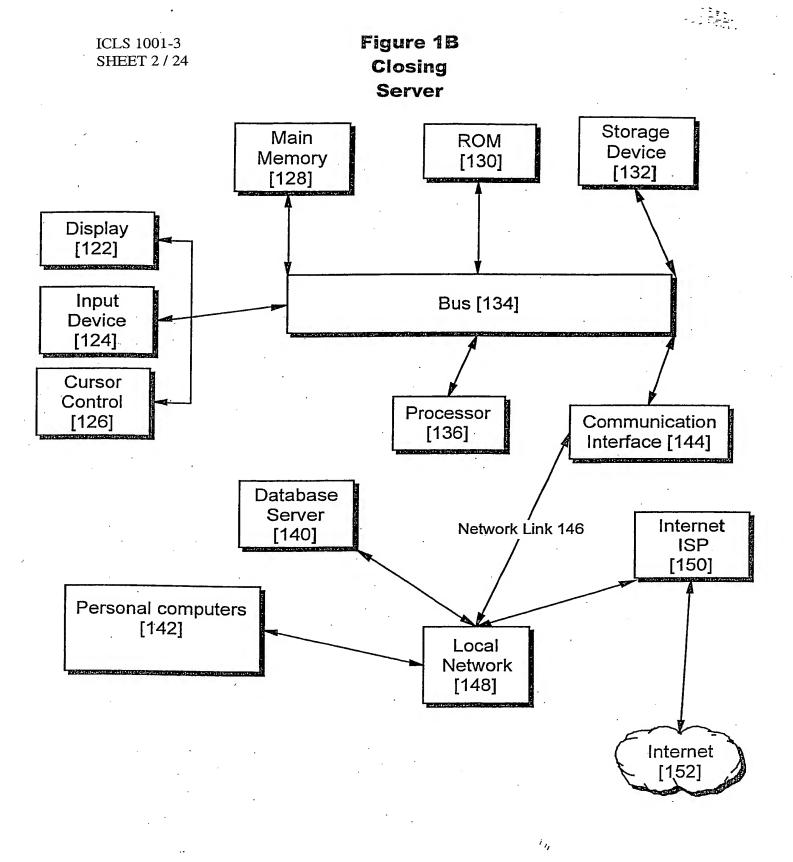
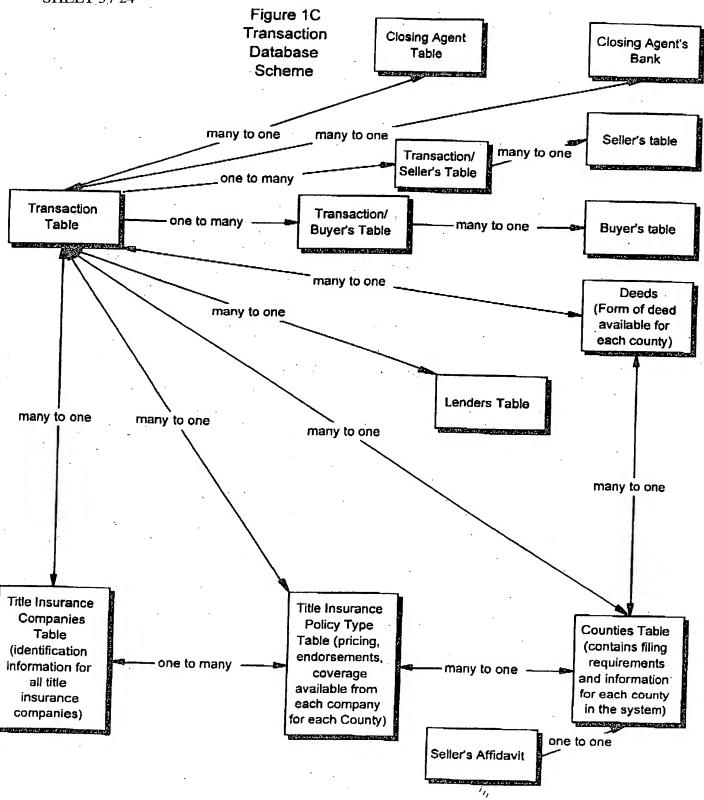
Figure 1A Closing System Seller's Buyer's personal. personal computer computer [104] [106] Closing Closing Agent's Internet Server computer [1,20] [102] [108] Other Closing Lender's Title County Service Agent's Insurance computer Provider's Financial computer(s) Company's [114] computer Institution's [118] computer [112] computer [116] [110]

14





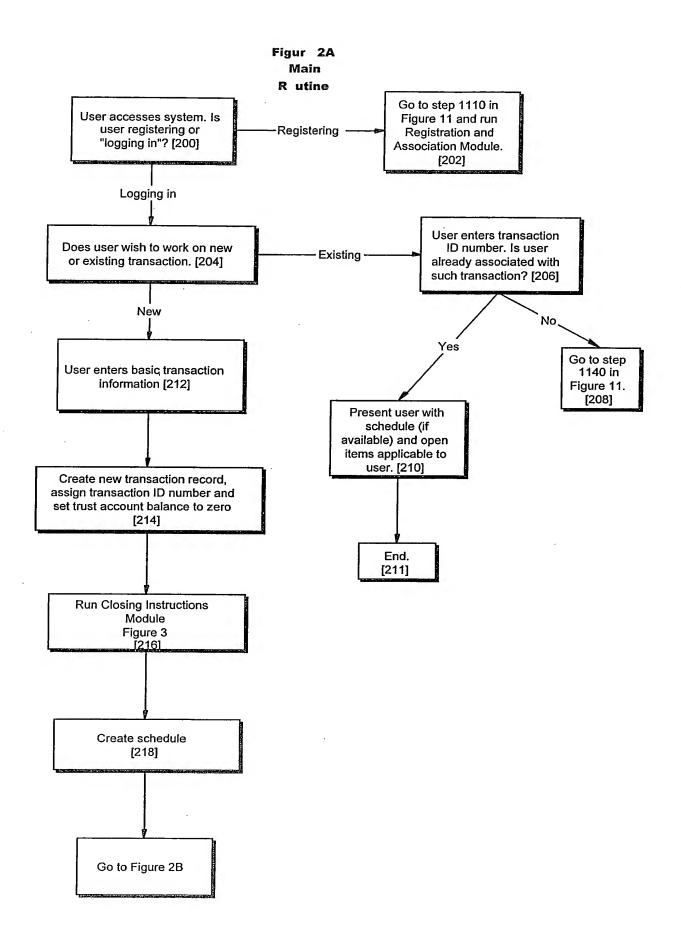
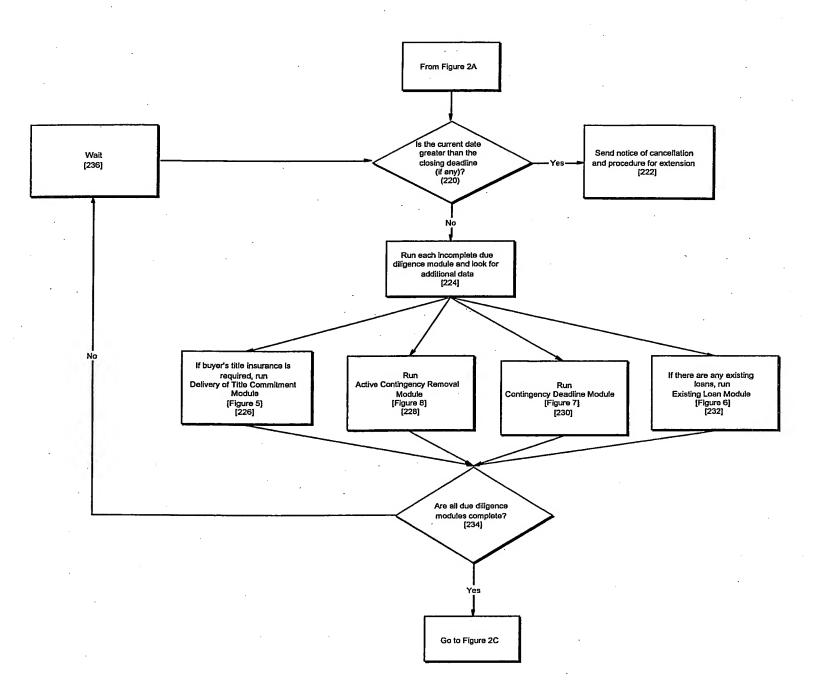
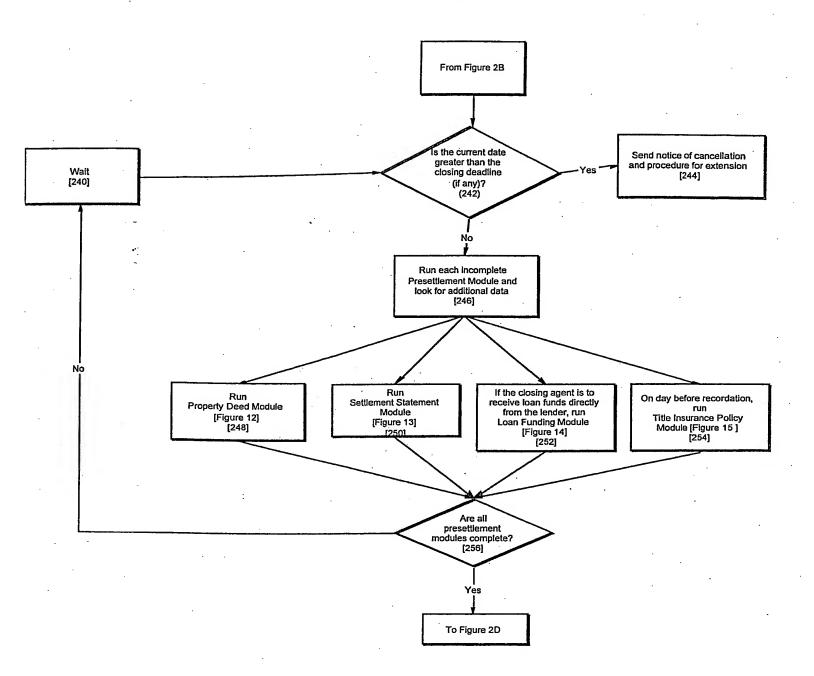


Figure 2B Main Routine



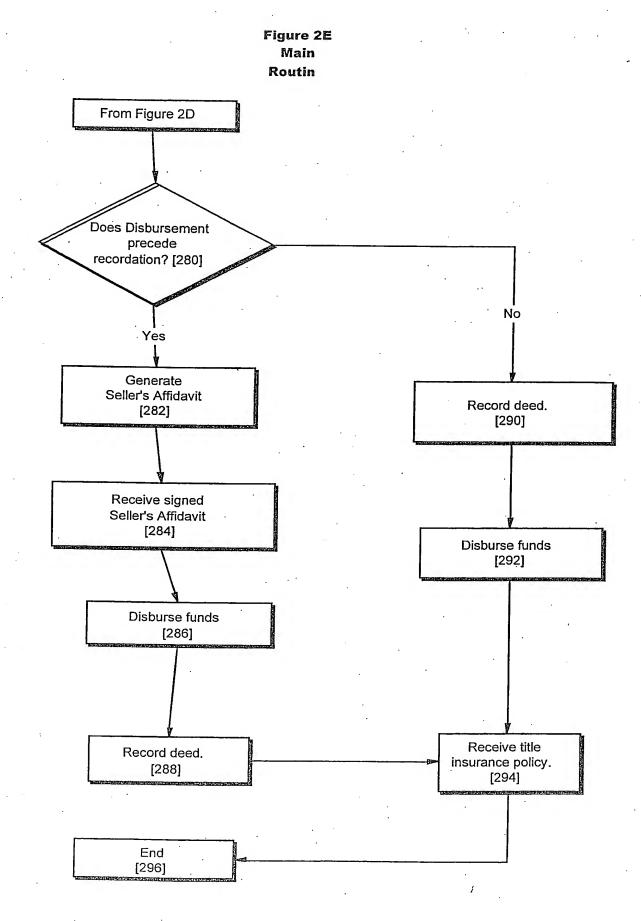
i,

Figure 2C Main Routine

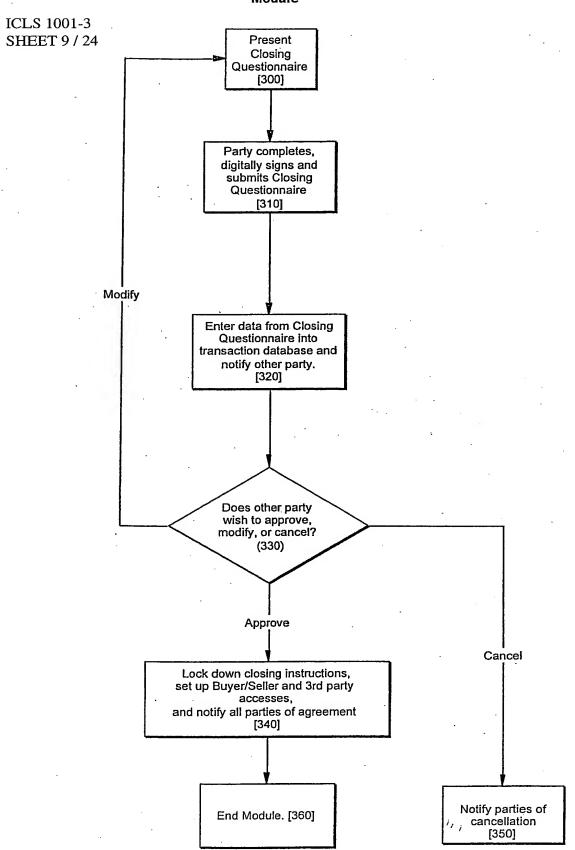


 $i_{i_{j}}$

Figure 2D Main Routine From Figure 2C Is the current date greater than the closing deadline Send notice of cancellation and procedure for extension (if any)? (260) [262] No Does trust account have sufficient funds to close? [266] Send notice to all parties and wait one period [264] YES Go to Figure 2E

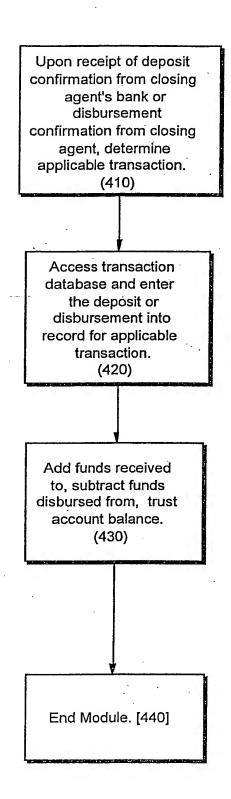


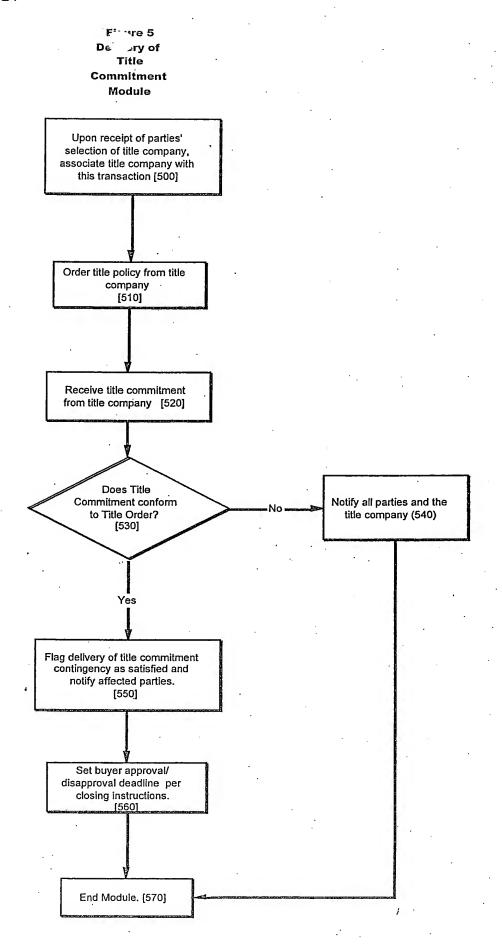
Figur 3 Closing Instructions Module



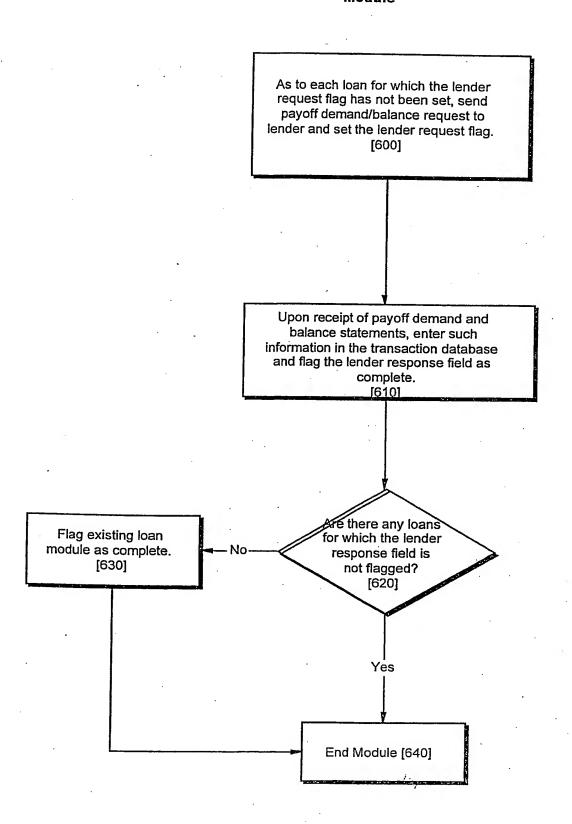
ICLS 1001-3 SHEET 10 / 24

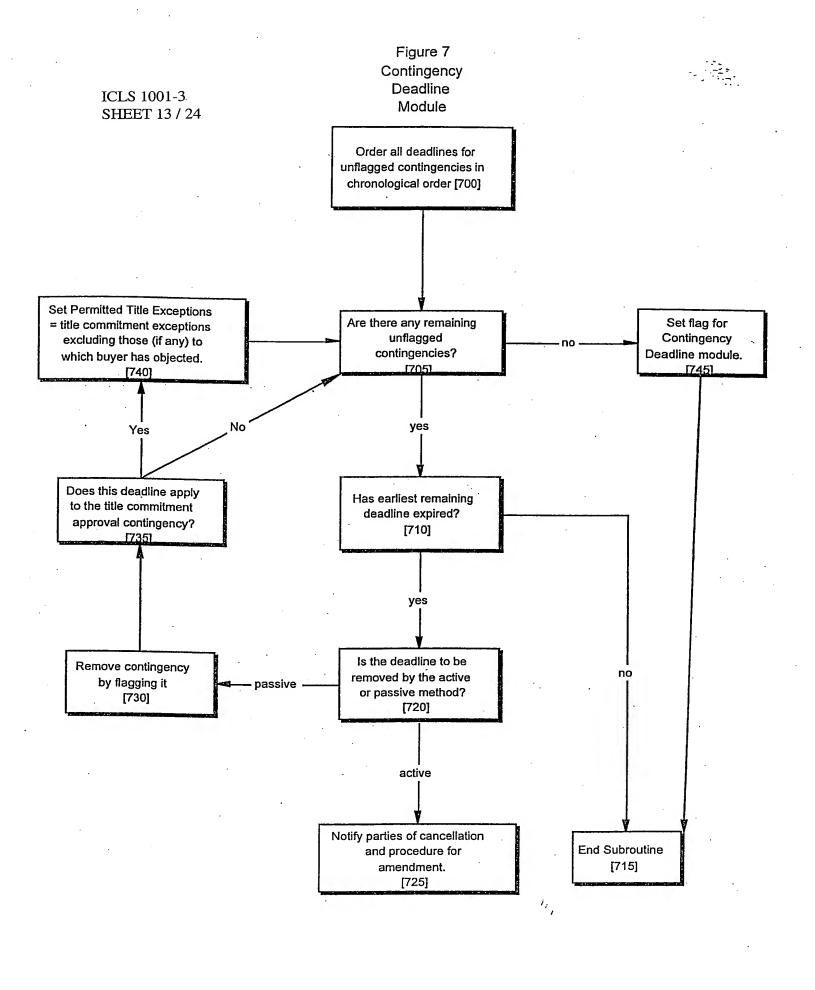
FIGURE 4 TRUST ACCOUNTING MODULE



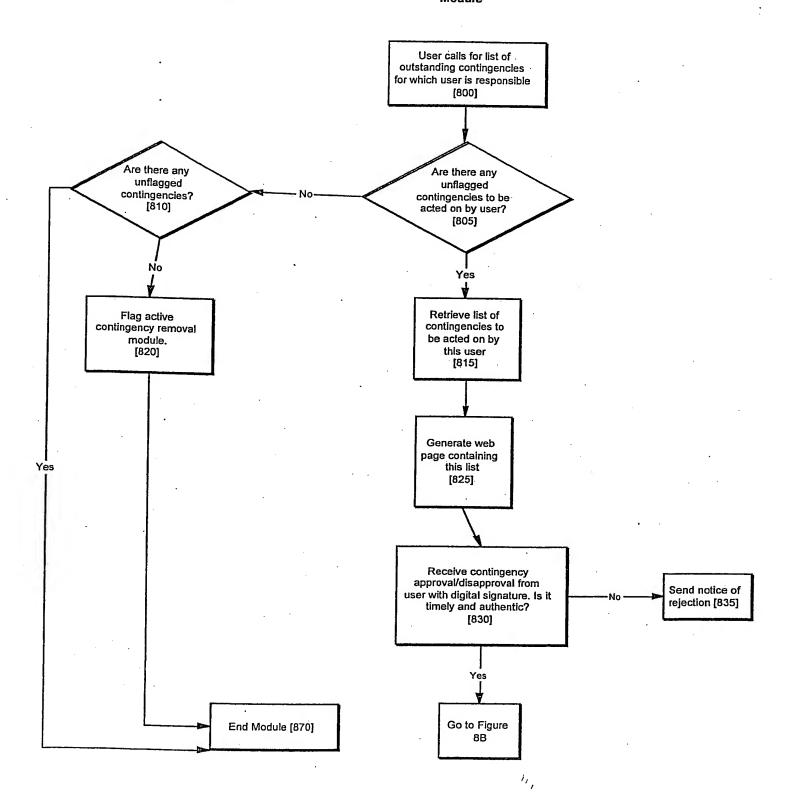


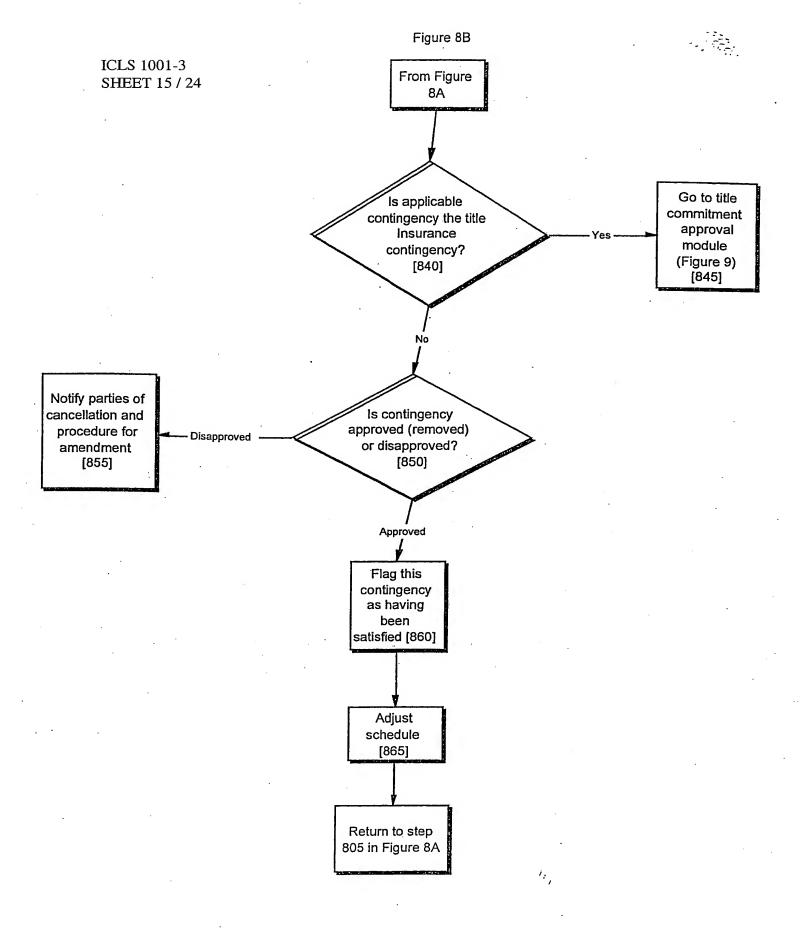
Figur 6
Existing
L an
Module

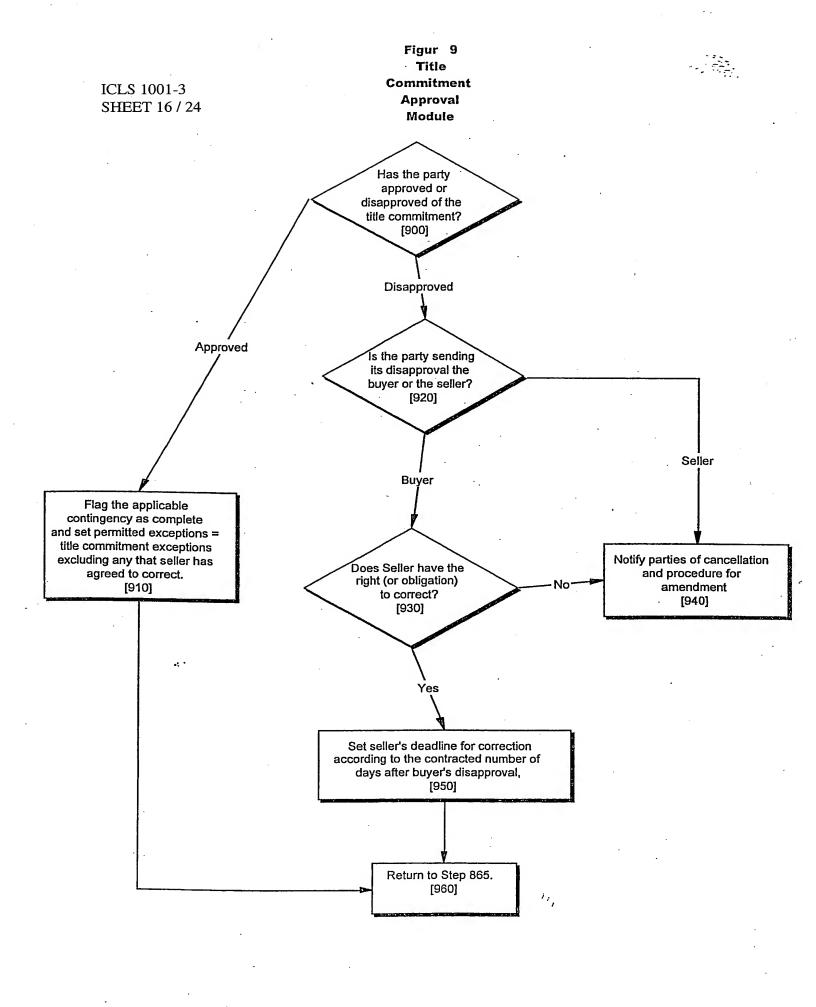


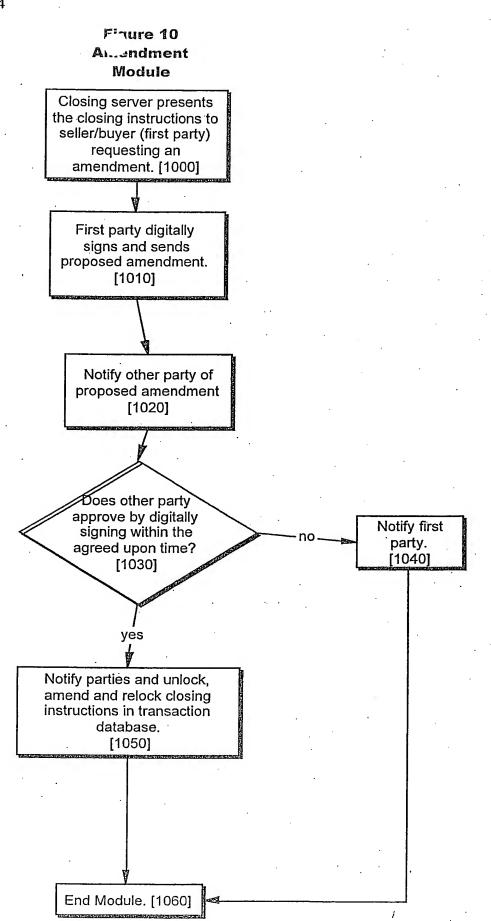


ICLS 1001-3 SHEET 14 / 24 Figure 8A Active Contingency Removal Module

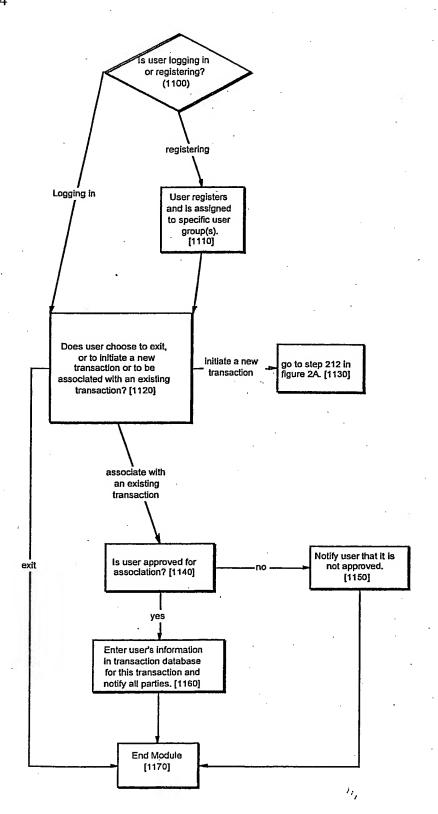




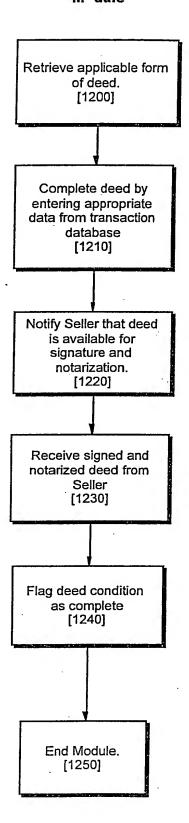


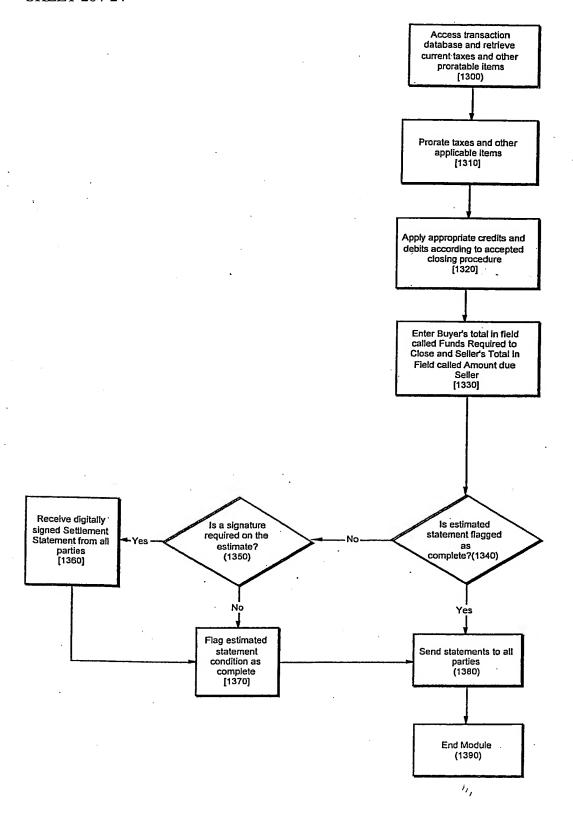


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Figur 12
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D d
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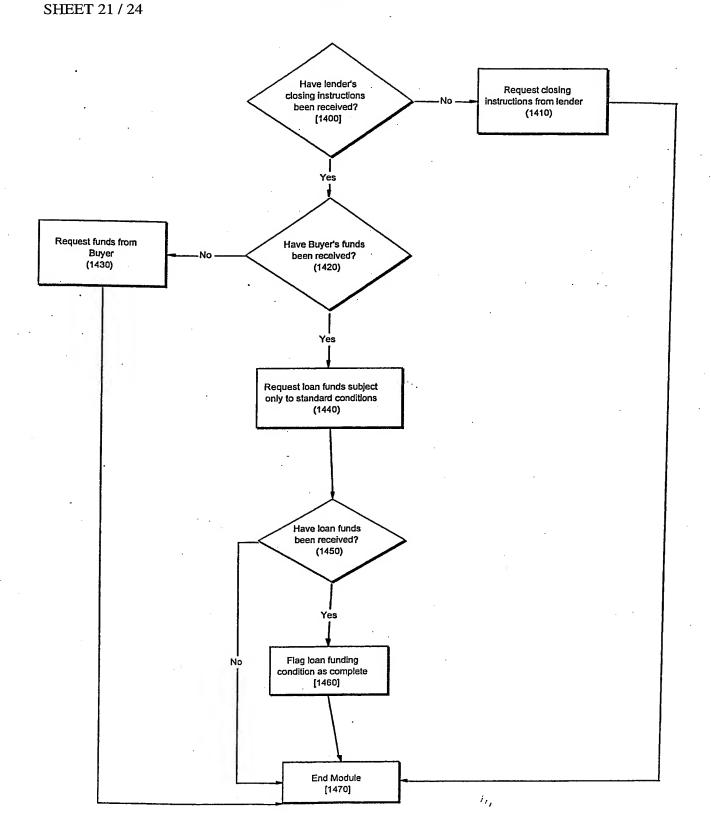
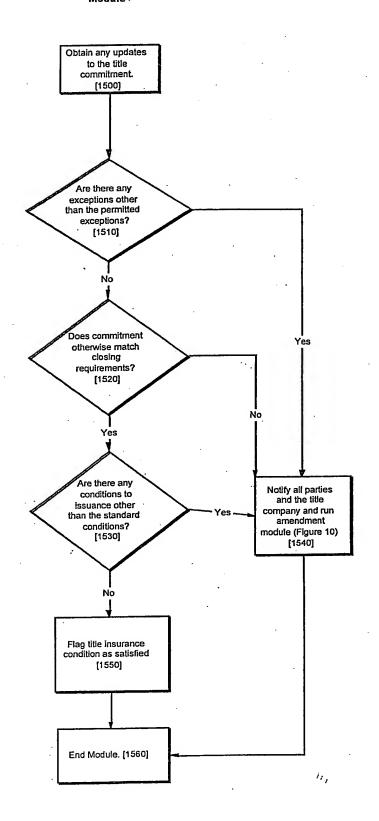


Figure 15 Title Insurance Policy Module



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FIGURE 16

EET 23 / 24
1 (Buyer) agrees to buy from (Seller) and Seller agrees to sell to Buyer the property described as follows: [Enter legal description of the property]
2. On (the Settlement Date) the Seller will convey fee simple title to Buyer. [Specify form of deed by clicking on the deed button and selecting a form from the list.]
3. Buyer shall pay Seller the sum of \$ (Purchase Price) on or before the Settlement Date. The Purchase Price will be paid in the form of: [check all that are applicable]
□ assumption of existing loan # from (name of Lender) (Lender's User ID number) □ new loan in the following amount: □ balance in cash from Buyer
4 From sale proceeds, pay off loan # from (name of lender) (Lender's User ID number).
5. Buyer's obligation to purchase the Property is subject to the following contingencies: a. Buyer to receive satisfactory financing of a portion of the Purchase Price. This contingency is to be removed by the active method or the passive method. Approval and disapproval must be made by notice from buyer seller On or before (enter date):
b. i. Title Insurance will be issued by: [select title insurance company by clicking on button for registered title insurance companies and selecting from the list.] or to be selected by (choose one): buyer seller or both buyer and seller. The title insurance premium is to be paid: (enter number between 0 and 100) % by Seller, the balance (if any) by Buyer.
ii. Buyer's Title Insurance shall be of the following type with the following endorsements, if any: [select title insurance policy type by clicking on the title policy button and selecting from the following list; then select any desired endorsement from the list of endorsements available with such policy.]
iii. Buyer shall be provided with a Title Commitment covering the Property within the following number of days after this Agreement is made: [enter number of days] This contingency may be removed only by the active method.
iv. After receiving the Title Commitment, the buyer will be given an opportunity to approve or disapprove of the condition of title. Buyer's deadline for responding will

	here] This contingency is to be removed by the (choose one):active methodpassive method. (Note that if title objections are correctible, removal must be by the passive method.)
	v. If Buyer disapproves of an exception to title, then: Choose one: Contract terminates Seller has [enter number here] days to agree to correct the objected to exception(s). This contingency is to be removed by the active method.
b	c. [Enter exact text of miscellaneous contingency #1:] Example, "no hazardous waste on the Property"). This contingency is to be removed by: notice from buyer notice from Seller by (choose one): passive method active method. On or before (enter date):
b	d. [Enter exact text of miscellaneous contingency #2:] Example, "no hazardous waste on the Property"). This contingency is to be removed by: notice from buyernotice from Seller y (choose one):passive methodactive method. On or before (enter date):
6.	Click on closing agent button and select a closing agent from the list.
7.	Closing costs are to be allocated as follows:
	Closing agent's fee shall be split equally between buyer and seller unless otherwise specified here. (Allocate closing agent's fee% to Buyer and the balance to Seller.)
	The transfer tax shall be paid (enter number between 0 and 100)% by Seller, the balance (if any) by Buyer.
	Recording fees shall be paid by (choose one):BuyerSeller.
8.	Enter any additional terms which do not affect the closing instructions and about which the closing agent need not be concerned: (Enter such terms here.)
	ter completion, click on the submit button and follow instruction for affixing your digital nature.